

'24JAN11 AM 8:20 CITY CLERK

City and County of Honolulu  
Department of  
Planning and Permitting

Welcome to the  
Land Use Ordinance  
Update Presentation

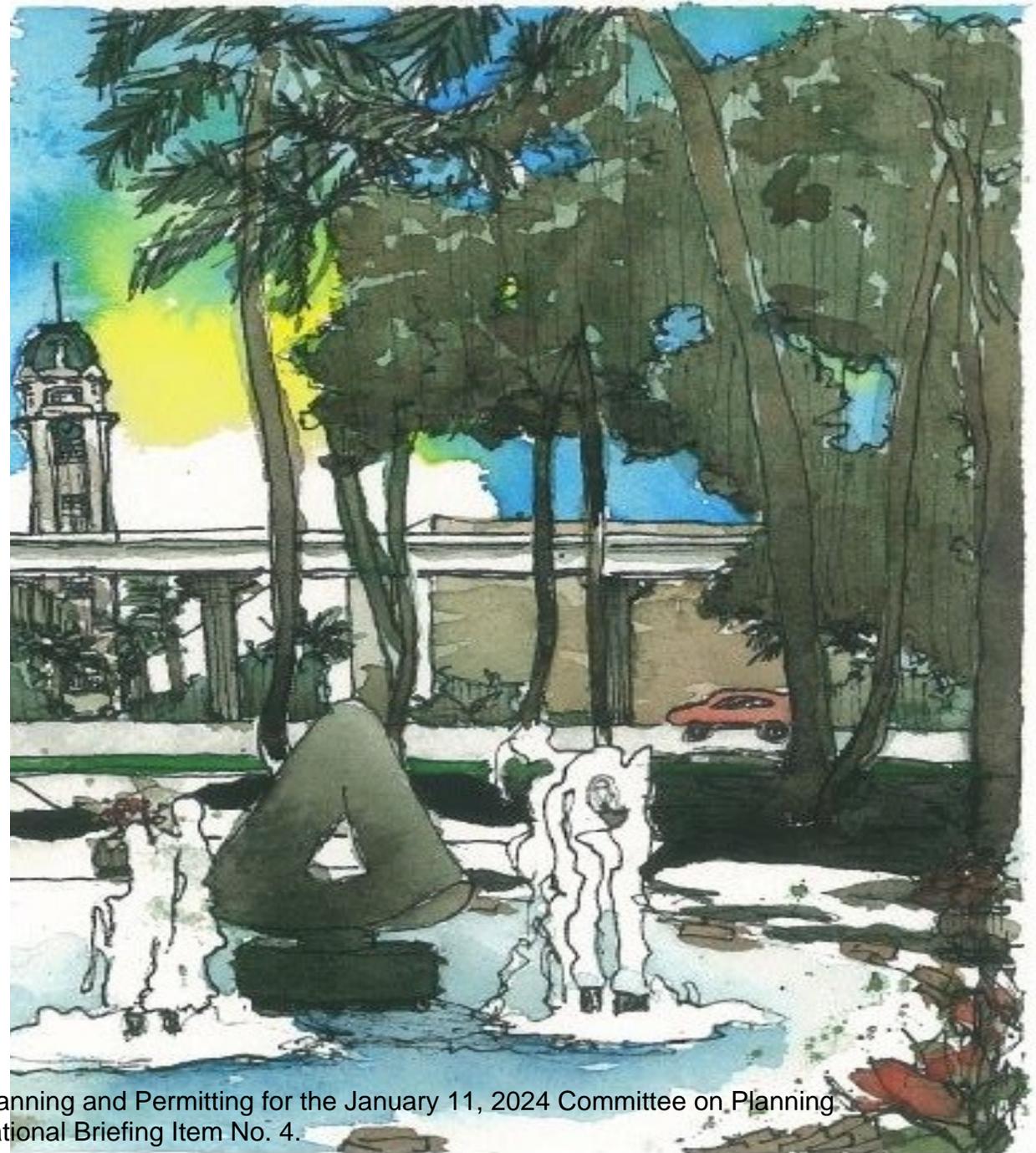
**Presenter: Elizabeth Krueger**  
**January 11, 2024**



**DEPT. COM. 25**  
**P&E**



Submitted by the Department of Planning and Permitting for the January 11, 2024 Committee on Planning and the Economy Meeting, Informational Briefing Item No. 4.



# THE ZONING CODE

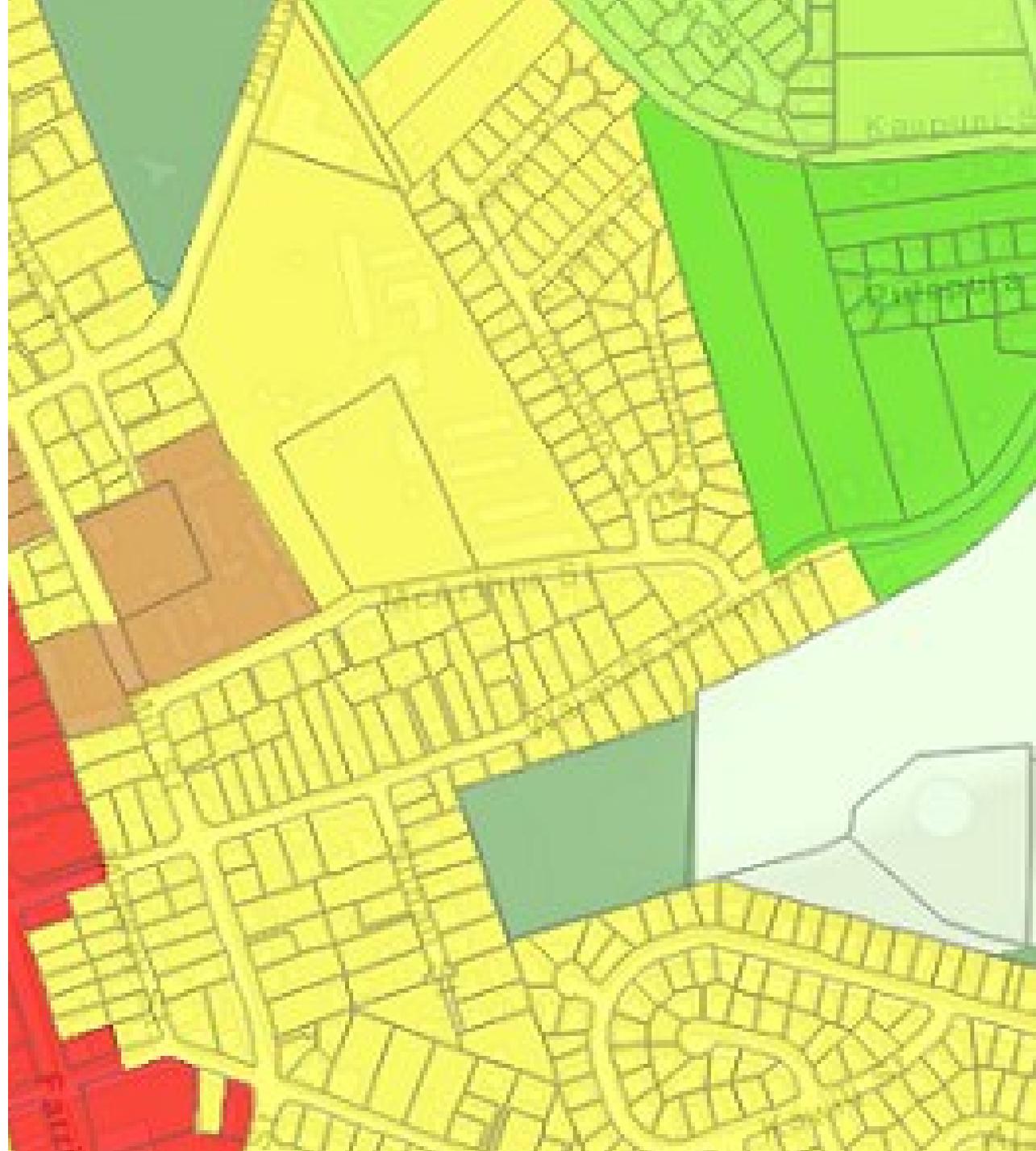
- First zoning regulations date back to the 1920s.
- Major updates to the zoning code occurred in 1969, 1986 & 1999.
- Purpose of zoning: To encourage orderly development & to promote public health, safety & welfare.



# THE LAND USE ORDINANCE (LUO)

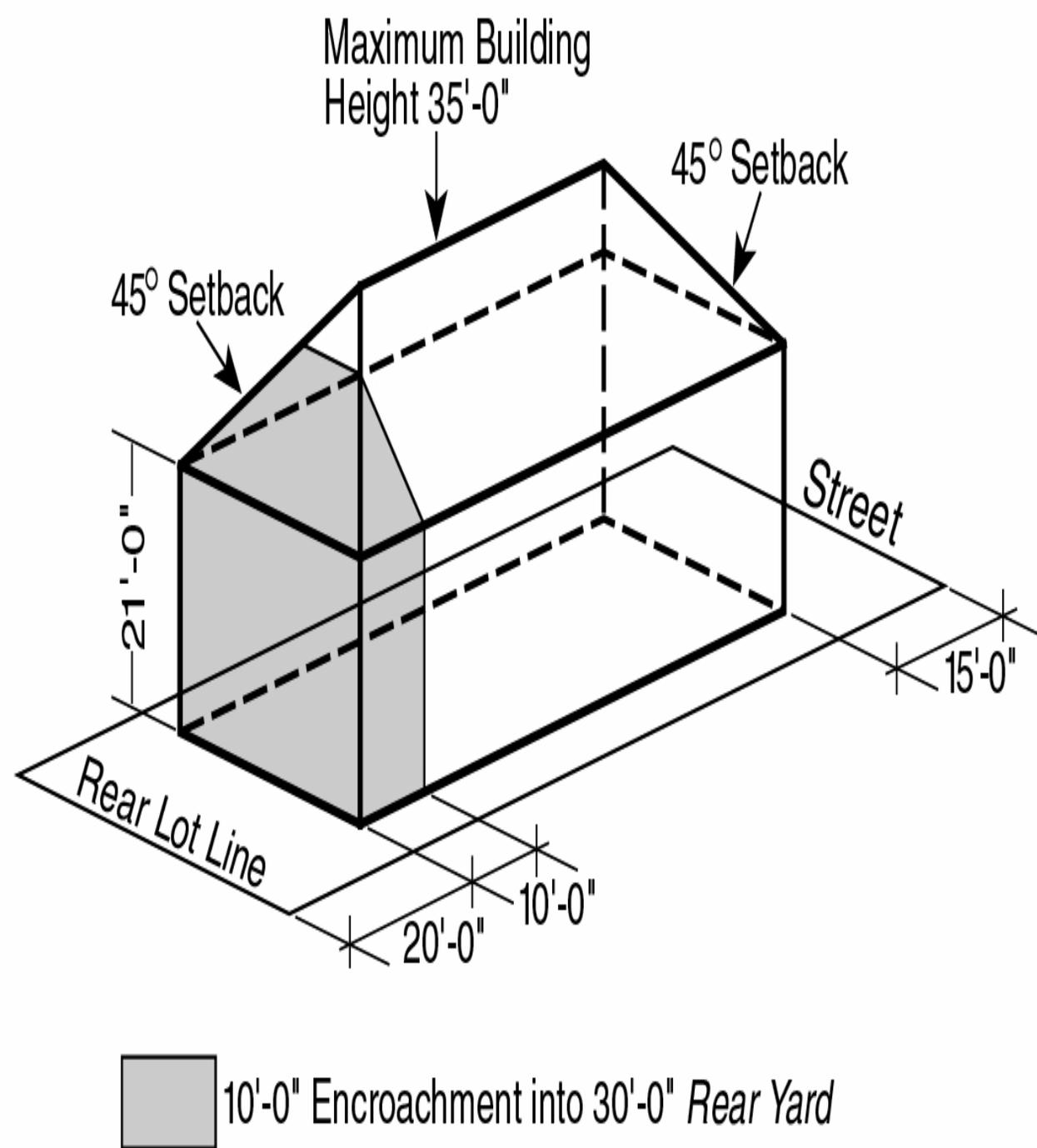
(REVISED ORDINANCES OF HONOLULU CHAPTER 21)

- Lays out zoning districts & zoning maps.
- Implements the City's General Plan, Development Plans & Sustainable Communities Plans
  - Primary Urban Center
  - 'Ewa
  - Wai'anae
  - Central O'ahu
  - North Shore
  - East Honolulu
  - Ko'olau Poko
  - Ko'olau Loa



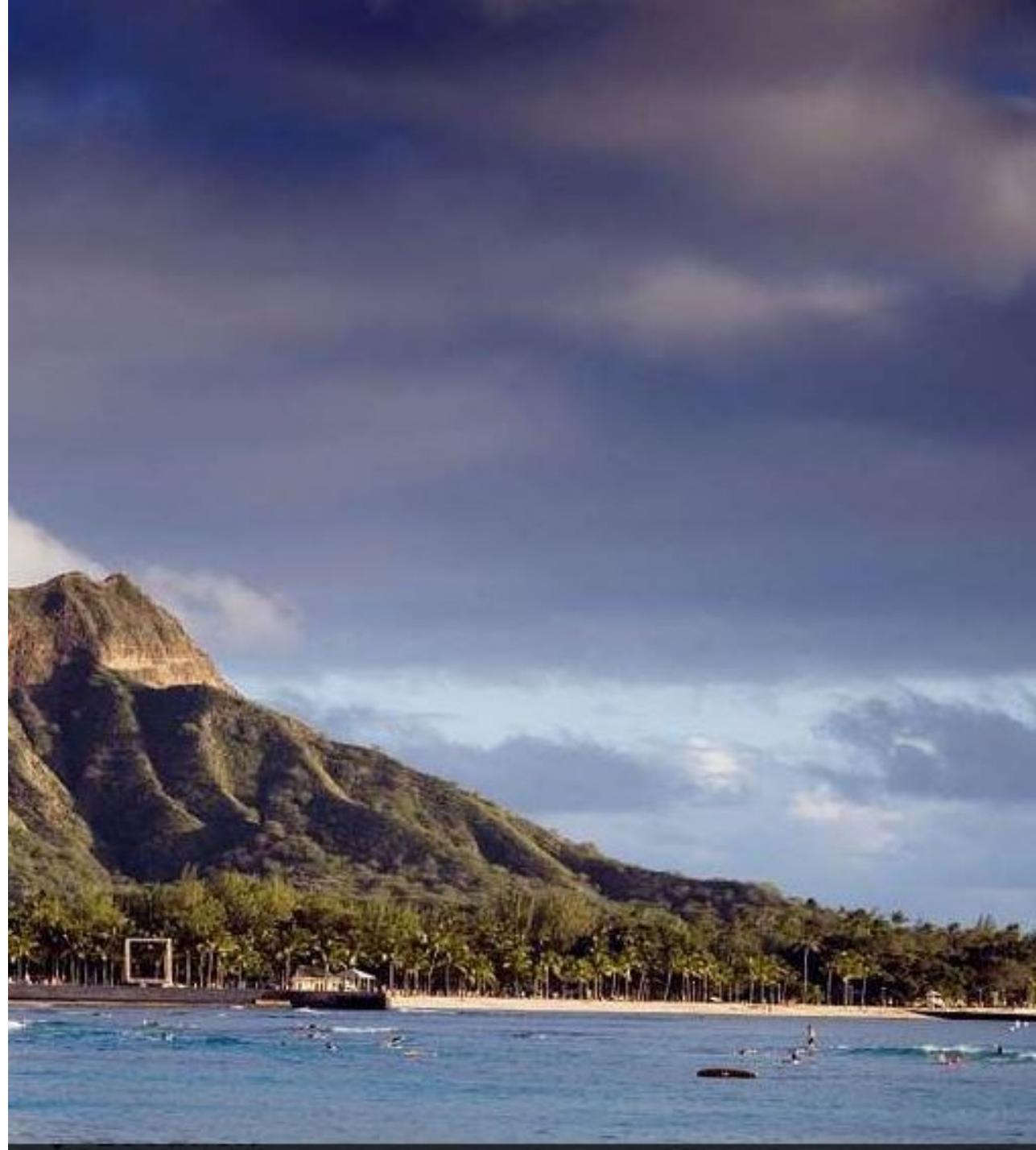
# THE LAND USE ORDINANCE (LUO) SPECIFIES:

- When land use permits are required
- Development standards like height, density & setbacks for each zoning district (e.g. Residential, Industrial or Business Districts)
- Standards for specific uses, from Agribusinesses to Zoos
- Parking and loading requirements.



# THE LAND USE ORDINANCE (LUO) SPECIFIES:

- Sign requirements
- Definitions
- Special District requirements for
  - Hawai'i Capital
  - Diamond Head
  - Punchbowl
  - Chinatown
  - Thomas Square
  - Waikīkī
  - Transit Oriented Development



# LUO UPDATE PROJECT

## ➤ Phase I

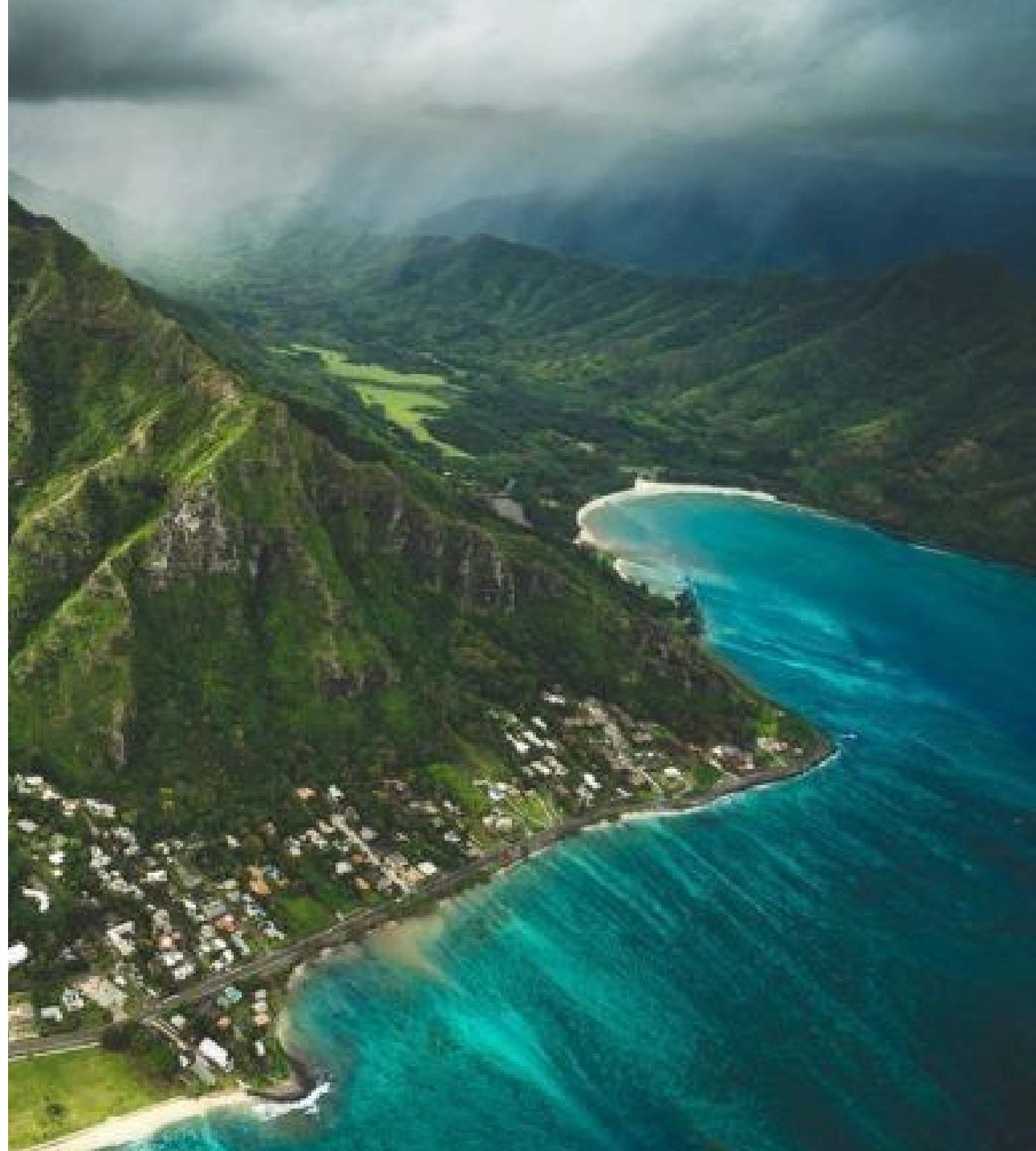
Stakeholder outreach (Completed)

([https://www.honolulu.gov/rep/site/dpp/dpp\\_docs/LUO-update-phase-1-report.pdf](https://www.honolulu.gov/rep/site/dpp/dpp_docs/LUO-update-phase-1-report.pdf))

## ➤ Phase II

Definitions, specific use development standards

(<https://www.honolulucitycouncil.org/bill64>)



# LUO UPDATE PROJECT

- **Phase III**  
**Permit processes**
- **Phase IV**  
**Zoning district development standards**
- **Phase V**  
**Remaining sections & readability**



# STATUS OF BILL 64 (2023)

[née Bill 10 (2022)]

- **Bill 10 (2022) neared its 2 year automatic filing deadline so it was reintroduced as Bill 64 (2023).**
- **Bill 64 (2023) was updated to Floor Draft 1 (FD1)**
- **We are working from Bill 64 (2023) FD1 as we move forward on the use categories.**



# INDUSTRIAL USES

(Discussed on March 2 & April 6, 2023)

- Manufacturing & processing
- Repair
- Storage & warehousing
- Base yards
- Waste disposal & processing
- Airports, truck terminals
- Marine uses



# COMMERCIAL USES

(Discussed on April 6 & May 25, 2023)

- Eating & drinking establishments
- Retail
- Lodging
- Office
- Medical facilities
- Commercial parking
- Personal Services
- Indoor & outdoor recreation
- Gas stations & car washes



# RESIDENTIAL USES

- One- & two-unit dwellings
- Multi-unit dwellings
- Group living facilities (small & large)
- Accessory dwelling units (ADUs)
- 'Ohana units
- Rooming
- Home occupations



# COMMUNICATION & UTILITY USES

- **Telecommunication & transmitting antennas**
- **Utilities (Small, Medium and Large)**
  - **Solar energy generation**
  - **Wind energy generation**
  - **Storm water retention**
  - **Septic systems**
  - **Drainage systems**
  - **Water tanks**
  - **Electrical substations**



# PUBLIC & CIVIC USES

- **Government facilities**
- **Meeting facilities**
- **Schools (K-12, vocational & universities)**
- **Parks and Open Spaces**
- **Consulates**
- **Cemeteries**
- **Prisons**



# AGRICULTURAL USES

## ➤ Crop production

- Aquaculture, crop raising, plant nurseries, vertical farms, urban agriculture

## ➤ Livestock keeping/animal raising

## ➤ Agricultural support

- Storage, processing, servicing

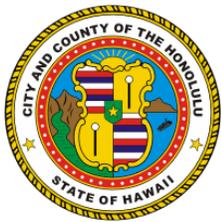
## ➤ Agricultural Accessory

- Agritourism, farm dwellings, farmworker housing



***Mahalo!***

# **Question and Answer Session**



If you have any questions, please  
contact the DPP at 808-768-8000 or  
email [dpp@honolulu.gov](mailto:dpp@honolulu.gov).



\*Original art by Janet Meinke-Lau